



planning consultants

APPENDIX A

SEARs Reference Table

SSD 41306367

Prepared for: Department of Education/ School Infrastructure NSW
October 2022

Response to SEARs

Industry specific Planning Secretary's Environmental Assessment Requirements (SEARs) were issued by the Department of Planning and Environment (DPE) for the project on 27 April 2022. Amended SEARs were issued on 1 November 2022. In addition DPE identified assessment requirements in addition to those contained in the Industry Specific SEARs for schools. This table provides a summary of where a response to the SEARs for SSD-41306367 (including the additional assessment requirements) can be found within the Environmental Impact Statement (EIS) or accompanying documentation. The response to the SEARs and related assessment set out within this EIS concludes that all assessment requirements have been met and addressed.

Location of Response to SEARs within the EIS		
Requirement	Response within the EIS Report	Relevant Supporting Documentation
General Requirements		
The Environmental Impact Statement (EIS) must meet the minimum form and content requirements as prescribed by Part 8 of the <i>Environmental Planning and Assessment Regulation 2021 (EP&A Regulation)</i> and the <i>State Significant Development Guidelines</i> .	The EIS complies with the relevant legislation, guidelines and SEARs	The EIS and Appendices.
Key Issues and Assessment Requirements		
1. Statutory Context, Strategic Context and Policies <ul style="list-style-type: none"> Address all relevant legislation, environmental planning instruments (EPIs) (including drafts), plans, policies and guidelines Identify compliance with applicable development standards and provide a detailed justification for any non-compliances. If the development is only partly State significant development (SSD) declared under Chapter 2 of SEPP (Planning Systems) 2021, provide an explanation of how the remainder of the development is sufficiently related to the component that is SSD. Address the requirement of any approvals applying to the site, including any concept approval or recommendation from any Gateway determination. 	Section 2 Section 4	Appendix C
2. Capital Investment Value and Employment <ul style="list-style-type: none"> Provide a detailed calculation of the capital investment value (CIV) of the development, prepared by a qualified quantity surveyor. Provide an estimate of the retained and new jobs that would be created during the construction and operational phases of the development, including details of the methodology to determine the figures provided. 	Section 1 Section 4	Appendix G
3. Design Quality <ul style="list-style-type: none"> Demonstrate how the development will achieve: <ul style="list-style-type: none"> Design excellence in accordance with any applicable EPI provisions. Good design in accordance with the seven objectives for good design in <i>Better Placed</i>. Where required by an EPI or concept approval, or where proposed, demonstrate how the development has been subject to a competitive design process, carried out in accordance with an endorsed brief and Design Excellence Strategy. Recommendations (from the jury and Design Integrity Panel) are to be addressed prior to lodgement. In all other instances, demonstrate that the development has been reviewed by the State Design Review Panel (SDRP). Recommendations are to be addressed prior to lodgement. 	Section 6.1	Appendix H

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4. Built Form and Urban Design <ul style="list-style-type: none"> Demonstrate how design quality will be achieved in accordance with the Education SEPP Design Quality Principles and the Design Guide for Schools, including: <ul style="list-style-type: none"> how the proposed built form (layout, height, bulk, scale, separation, setbacks, interface and articulation) addresses and responds to the context, site characteristics, streetscape and existing and future character of the locality. how the building design will deliver a high-quality development, including consideration for façade design, articulation, roof design, materials, finishes, colours, any signage, integration of services, and the principles of Crime Prevention Through Environmental Design. Assess how the development complies with the relevant accessibility requirements. 	Section 3 Section 6.1	Appendix B Appendix F Appendix H Appendix J Appendix K
5. Environmental Amenity <ul style="list-style-type: none"> Address how good internal and external environmental amenity is achieved, including access to natural daylight and ventilation, pedestrian movement throughout the site, access to landscape and outdoor spaces. Assess amenity impacts on the surrounding locality, including lighting impacts, solar access, visual privacy, visual amenity, view loss and view sharing, overshadowing and wind impacts (including the preparation of a wind assessment where the development has a height above four storeys). A high level of environmental amenity for any surrounding residential or other sensitive land uses must be demonstrated. Provide a solar access analysis of the overshadowing impacts if the development within the site, on surrounding properties and public spaces (during summer and winter solstice) at hourly intervals between 9am and 3pm, when compared to the existing situation and a compliant development (if relevant). 	Section 6.2	Appendix B Appendix H
6. Visual Impact <ul style="list-style-type: none"> Provide a visual analysis of the development from key viewpoints, including photomontages or perspectives showing the proposed and likely future development. Where the visual analysis has identified potential for significant visual impact, provide a visual impact assessment that addresses the impacts of the development on existing catchment. 	Section 6.2.1	Appendix B Appendix H
7. Trees and Landscaping <ul style="list-style-type: none"> Assess the number, location, condition and significance of trees to be removed and retained and note any existing canopy coverage to be retained on-site. Provide a detailed site-wide landscape plan that: <ul style="list-style-type: none"> details the proposed site planting, including location, number and species of plantings, heights of trees at maturity and proposed canopy coverage. provides evidence that opportunities to retain significant trees have been explored and/or informs the plan. considers equity and amenity of outdoor play spaces. Demonstrates how the proposed development would: <ul style="list-style-type: none"> Contribute to long term landscape setting in respect of the site and streetscape. Mitigate the urban heat island effect and ensure appropriate comfort levels on-site. Contribute to the objective of increased urban tree canopy cover. Maximise opportunities for green infrastructure, consistent with <i>Greener Places</i>. 	Section 6.3 Section 6.4	Appendix L Appendix M Appendix Q

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8. Ecologically Sustainable Development (ESD) <ul style="list-style-type: none"> Identify how ESD principles (as defined in clause section 193 of the EP&A Regulation) are incorporated in the design and ongoing operation of the development. Demonstrate how the development will meet or exceed the relevant industry recognised building sustainability and environmental performance standards, and integrated environmental design strategies in accordance with the <i>Environmental Design in Schools Manual</i>. Demonstrate how the development minimises greenhouse gas emissions (reflecting the Government's goal of net zero emissions by 2050) and consumption energy, water (including water sensitive urban design) and material resources. 	Section 6.5	Appendix N
9. Traffic, Transport and Accessibility <ul style="list-style-type: none"> Provide a transport and accessibility impact assessment which includes: <ul style="list-style-type: none"> An analysis of the existing transport network, including the road hierarchy and any pedestrian, bicycle or public transport infrastructure, current daily and peak hour vehicle movements, and existing performance levels or nearby intersections Details of the proposed development, including pedestrian and vehicular access arrangements (including swept path analysis of the largest vehicle and height clearness) parking arrangements and rates (including bicycle and end-of-trip facilities), drop-off/pick-up-zone(s) and bus bays (if applicable) and provisions for servicing and loading/unloading. analysis of the impacts of the proposed development (including justification for the methodology used), including predicted modal split, a forecast of additional daily and peak hour multimodal network flows as a result of development (using industry standard modelling), potential queuing in drop-off/pick-up zones and bus bays during peak periods, identification of potential traffic impacts on road capacity, intersection performance and road safety (including pedestrian and cyclist conflict), and any cumulative impact from surrounding approved developments. measures to mitigate any traffic impacts, including details of any new or upgraded infrastructure to achieve acceptable performance and safety, and the timing, viability and mechanisms (including proposed arrangements with local councils or government agencies) of delivery of any infrastructure improvements in accordance with relevant standards. measures to promote sustainable travel choices for employees, students and visitors, such as connections into existing walking and cycling networks, minimising car parking provisions, encouraging car share and public transport, providing adequate bicycle parking and high quality end-of-trip facilities, and implementing a Green Travel Plan. a preliminary operational traffic and access management plan for the development, including drop-off/pick-up zones, bus bays and their operations. Provide a Construction Traffic Management Plan detailing predicted construction vehicle movements, routes, access and parking arrangements, coordination with other construction occurring in the area, and how impacts on existing traffic, pedestrian and bicycle networks would be managed and mitigated. 	Section 6.6	Appendix O Appendix P
10. Biodiversity <ul style="list-style-type: none"> Assess any biodiversity impacts associated with the development in accordance with the <i>Biodiversity Conservation Act 2016</i> and the <i>Biodiversity Assessment Method 2020</i>, including the preparation of a Biodiversity Development Assessment Report (BDAR), unless a waiver is granted, or the site is on biodiversity certified land. 	Section 6.3 Section 6.4	Appendix L Appendix Q

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Location of Response to SEARs within the EIS		
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with the relevant guidelines, which assesses any impacts and outlines measures to ensure they are minimised and mitigated.		
20. Social Impact <ul style="list-style-type: none"> Provide a Social Impact Assessment prepared in accordance with the Social Impact Assessment Guidelines for State Significant Projects. 	Section 6.13	Appendix DD
21. Infrastructure Requirements and Utilities <ul style="list-style-type: none"> In consultation with relevant service providers: <ul style="list-style-type: none"> assess the impacts of the development on existing utility infrastructure and service provider assets surrounding the site. identify any infrastructure upgrades required on-site and off-site to facilitate the development and any arrangements to ensure that the upgrades will be implemented on time and be maintained. provide an infrastructure delivery and staging plan, including a description of how infrastructure requirements would be co-ordinated, funded and delivered to facilitate the development. 	Section 6.14	Appendix EE Appendix FF
22. Bush Fire Risk <ul style="list-style-type: none"> If the development is on bush fire prone land, provide a bushfire assessment that details proposed bush fire protection measures and demonstrates compliance with <i>Planning for Bush Fire Protection</i>. 	Section 6.9	Appendix GG
23. Aviation <ul style="list-style-type: none"> If the development proposes a helicopter landing site (HLS), assess its potential impacts on the flight paths of any nearby airport, airfield or HLS. If the site contains or is adjacent to a HLS, assess the impacts of the development on that HLS. 	Section 6.17	Appendix HH
24. Construction, Operation and Staging <ul style="list-style-type: none"> Provide details of existing (if relevant) and proposed operations, including staff and student numbers, any before/after school care services and/or community use of school facilities. If staging is proposed, provide details of how construction and operation would be managed and any impacts mitigated. 	Section 6.16 (operation) Section 6.17	N/A
25. Contributions and Public Benefit <ul style="list-style-type: none"> Address the requirements of any relevant contribution plan(s), planning agreement or EPI requiring a monetary contribution, dedication of land and/or works-in-kind and include details of any proposal for further material public benefit. Where the development proposes alternative public benefits or a departure from an existing contributions framework, the local council, the Department and relevant State agencies are to be consulted prior to lodgement and details, including how comments have been addressed, are to be provided. 	Section 6.15	Appendix H
26. Engagement Report <ul style="list-style-type: none"> Detail engagement undertaken and demonstrate how it was consistent with the Undertaking Engagement Guidelines for State Significant Projects. Detail how issues raised and feedback provided have been considered and responded to in the project. In particular, applicants must consult with: <ul style="list-style-type: none"> the relevant Department assessment team. any relevant local councils. any relevant agencies, including: 	Section 5	Appendix D

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<ul style="list-style-type: none"> ▪ Transport for NSW <ul style="list-style-type: none"> ▪ for development within the Western Parkland City, the Western Parkland City Authority. ○ the community. ○ if the development would have required an approval or authorisation under another Act but for the application of s 4.41 of the EP&A Act or requires an approval or authorisation under another Act to be applied consistently by s 4.42 of the EP&A Act, the agency relevant to that approval or authorisation. 		